

**MINUTES OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
AUGUST 14, 2013
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Potts, Platteter, Carpenter, Kilberg, Carr, Grabiell, Staunton

Absent from the roll: Scherer, Schroeder, and Forrest

III. APPROVAL OF MEETING AGENDA

Commissioner Carpenter moved approval of the meeting agenda. Commissioner Platteter seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carr moved approval of the July 10th and July 24th, 2013 Planning Commission meeting minutes. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

None.

VI. PUBLIC HEARINGS

A. Variance. City Holmes LLC/David Allen. 5501 Lakeview Drive, Edina, MN

Planner Presentation

Planner Aaker informed the Commission the subject property is a corner lot located south and east of Lakeview Drive consisting of a one story rambler with an attached 2 car garage built in 1952. The applicant is hoping to tear-down the existing home and replace it with a two story home with an attached 3 car garage. The new home will conform to all of the ordinance requirements with the exception of the required setback from Lakeview Drive, (to the north).

Aaker explained on a corner lot any new home or addition to an existing home must match the

front yard setback of the adjacent homes. The home adjacent to the east is located 40.8 feet from their front lot line. The existing home is nonconforming and is located 19.5 feet from the north lot line and 41.9 feet from the west lot line along Lakeview Drive. The existing home is forward of both adjacent homes with the neighboring homes originally built farther back on the lots from Lakeview Drive. The new home is proposed to increase the setback from the north lot line to 25.5 feet from the existing nonconforming setback of 19.5 feet,

Planner Aaker pointed out the character of the neighborhood includes single story ramblers, 1 ½ story homes and two story homes. There have been a number of homes that have been teardown/re-builds in the neighborhood. The proposed home has been designed to conform to all of the other Zoning Ordinance requirements including height, setback and coverage.

Planner Aaker noted that the property was approved for a similar front yard setback variance on May 8, 2013, for a teardown-rebuild. The previous request was for setback variances from both streets frontages to be greater than or match the existing nonconforming front yard setbacks of the existing rambler on the site. The previous owner sold the property without exercising the variance. The new owner is requesting only one variance for a new home plan that will be farther from Lakeview Drive,

Planner Aaker concluded that staff recommends that the Planning Commission approve the variances based on the following findings:

- 1) With the exception of the variance requested, the proposal would meet the required standards and ordinances for the R-1, Single Dwelling Unit District.
- 2) The proposal would meet the required standards for a variance, because:
 - The proposed use of the property is reasonable; as the proposed home will uphold the established front setback pattern already existing on the block. The practical difficulties in complying with the ordinance include the deep required front yard setbacks, the orientation of the home towards the streets and the angle of the east lot line.

Approval of the variance is also subject to the following conditions:

- 1) Subject to staff approval, the site must be developed and maintained in substantial conformance in terms of house location, mass and over-all height with the following plans, unless modified by the conditions for Survey date stamped: July 22, 2013, and Building plans/ elevations date stamped: July 29, 2013, 2013.

Appearing for the Applicant

David Allan/City Homes

Applicant Presentation

Mr. Allan addressed the Commission and explained the design of the current home is more compact than the previously approved house plans. Allan said the new property owners have been searching for some time to find the right lot in Edina to meet their needs and housing style preference and found it with this lot. Allan reported that the plans presented aren't final; adding more embellishment will be added to the exterior of the home and the porch may be moved farther back.

Discussion

A discussion ensued with Commissioners expressing the opinion that the request was reasonable; however, expressed concern that the plans presented may not be final per comments from Mr. Allan. Commissioners also indicated they were happy the applicants worked out the issues with the most impacted neighbor.

Chair Staunton said regarding the possibility of moving the porch farther back that approval should be subject to re-review by City staff.

Public Hearing

Chair Staunton asked if anyone would like to address the variance; being none Commissioner Carpenter moved to close the public hearing. Commissioner Potts seconded the motion. All voted aye; motion carried.

Motion

Commissioner Platteter moved variance approval based on staff findings, subject to staff conditions and tied to the plans presented; noting staff will review all minor changes. Commissioner Grabiell seconded the motion. All voted aye; motion carried.

VII. CORRESPONDENCE AND PETITIONS

Chair Staunton acknowledged back of packet materials.

VIII. CHAIR AND COMMISSION MEMBER COMMENTS

Commissioner Potts briefed the Commission on the City Council meeting he attended regarding the recommended changes to the Zoning Ordinance. Potts said all amendments received second reading as written except for the side yard setback portion. Potts said he believes the Council wants to provide residents with options with regard to the side yard, adding staff will draft the wording for the

amendment for the Council's next meeting. Commissioners questioned when the amendments would take effect.

Planner Aaker responded the amendments are officially adopted upon their publication in the Edina Sun Current; adding she believes the Council is considering January 1st for the "start" date.

Commissioner Carr suggested that in the near future the Commission takes another look at their work plan. Carr said she is very interested in light pollution and would like to get that topic in line for further discussion. Carr offered to research the topic.

Chair Staunton thanked Commissioner Carr for her offer. Staunton stated he agrees it's time to review the work plan, adding he would speak with Planner Teague to set a date to review the plan. Continuing, Staunton said he and Planner Teague are also working on a finding a date for Roger Knutson (City Attorney) to attend a Commission meeting.

Chair Staunton reported that the Grandview Area Advisory Group met. Staunton noted that he and Commissioner Schroeder are members of that group.

IX. STAFF COMMENTS

None

X. ADJOURNMENT

Commissioner Carr moved meeting adjournment at 7:29 PM. Commissioner Potts seconded the motion. All voted aye; motion carried.

Jackie Hoogenakker

Respectfully submitted